

Application for an Area Variance - continued

The project site is located within: (check all that apply)

Flood Hazard Area (See Note 1)

Within 100 feet of a NYSDEC Wetland (See Note 2)

Orleans County Agricultural District (See Note 3)

Within 150 feet of Sandy Creek (See Note 4)

- Note 1 - Projects within a flood hazard area must comply with Town of Murray Local Law No. 1 of 1989.
- Note 2 - Attach copies of all wetland permits, approvals or exemption letters obtained from the NYSDEC.
- Note 3 - An Agricultural Data Statement may be required. See Murray Zoning Ordinance - §847
- Note 4 - A Streambank Development Permit may be required. See Murray Zoning Ordinance - §570

Is the proposed action subject to review under the State Environmental Quality Review Act (SEQR)?

Yes No If Yes, the applicant must complete Part I of the Environmental Assessment Form

The applicant must attach a scaled site plan. In general, the plan must contain the information listed below. Refer to §302 and §1004 in the Town of Murray Zoning Ordinance for specific site plan requirements.

- Boundaries of the property, lot line dimensions, north arrow, drawing scale and date of preparation
- Existing and proposed structures (including overall dimensions, heights, square footage).
- Existing and proposed driveways, parking areas, roads, rights-of-way, easements (including dimensions).
- Front, side and rear setbacks of all existing and proposed structures from lot lines.
- Location of ponds, streams, creeks, wetlands, flood hazard areas.
- Location and dimensions of existing and proposed septic systems and drinking water wells.
- Location and dimensions of site features such as signs, fences, retaining walls, patios, decks, culverts.

Justification for an Area Variance

§267-b of New York State Town Law and §832 of the Town of Murray Zoning Ordinance establish specific criteria that must be met in order for an area variance to be approved by the Zoning Board of Appeals.

On a separate sheet of paper, the applicant must answer each of the following questions in detail and attach supporting documentation as necessary:

1. Explain why the area variance, if granted, will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties.
2. Explain why the benefit sought cannot be achieved by some feasible method other than an area variance.
3. Explain why the magnitude of the area variance requested is not substantial.
4. Explain why the area variance will not have an adverse impact on the physical or environmental conditions in the neighborhood or zoning district.
5. Explain why the need for the area variance is not self-created.

I certify that the information provided on this application form and all supporting documentation is true to the best of my knowledge.

Signature of Applicant

Date

Signature of Zoning Enforcement Officer

Date

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The applicant must provide the names and mailing addresses of ALL persons who own property within 500 feet of any lot line of the project site.

- This information is required to legally process the application. Attach additional sheets if necessary.
- No action will be taken on this matter until this information is provided.
- Names and mailing addresses can be obtained from the Town of Murray Assessor (phone 638-5255) or the Orleans County Real Property Tax Service (589-5400).

Name _____

Address _____
